

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room**

Meeting Notes

Tuesday, July 26, 2005

UNAPPROVED MINUTES

1. Flag Salute Mayor Esteves led the Subcommittee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 6:00 p.m.

Attendance:

<i>City Council:</i>	Mayor Jose Esteves; Councilmember Bob Livengood (absent)
<i>Staff:</i>	Mark Rogge; Greg Armendariz; Emma Karlen
<i>Library Staff:</i>	Linda Arbaugh
<i>County of Santa Clara</i>	Alex Gallego
<i>Chong Partners:</i>	Geoff Adams; Marcelo Farias; Mike Aymerich; Elena Olivara; Tom Wenner (Walker Parking)

3. Citizens Forum (remarks limit to 3 minutes):

- None

4. Announcements:

- Mark Rogge introduced Alex Gallego from the County. Mr. Gallego is working on the County Health Center.
- Mark introduced Geoff Adams from Chong Partners
- Geoff Adams introduced his assistants from Chong Partners: Marcelo Farias, Mike Aymerich, Elena Olivara and Tom Wenner from Walker Parking.

5. Approval of Agenda:

- The Committee approved the agenda.

6. Approval of Minutes – June 28, 2005

- The Committee approved June 28,2005 Library Subcommittee Meeting minutes.

7. Progress Report

a. Library Design Development in Progress (no update)

- No Library Presentation tonight. Library Design Development is in progress. The 50% completion of the Design Development will be presented at the next Library Subcommittee Meeting.
- Mayor Esteves – Is the Library project on schedule? Mark Rogge – The Library

project is on schedule. We are still maintaining a month ahead of schedule for the library and we are on schedule for the garages. We are wrapping up the Conceptual Design for the Garages at the next City Council Meeting.

- Mark presented the Library Expenditures to Date, showing the Cost Plan To Date and the Project Balance.

b. West Parking Garage Update

- The recommended base concept plan for the Midtown West Parking Garage is 303 parking spaces, organized on 4 levels with park on ramp above ground floor. 3,600 square foot is set aside for retail space on Main Street frontage. Geoff Adams said that a couple of possibilities is a small convenience, coffee shop and sandwich shop could use about 1000 square feet. The remaining space can be a small fitness center or children's gym, which are very popular.
- Vehicle Entrance on the Ground Floor Plan – The option to move the entrance further south will require an encroachment permit from CalTran and a retaining wall. It will not be a cost effective solution and will not provide us with addition parking. The main advantage is to increase the queuing length on Main Street. Due to cost and future improvements needed on Calaveras Blvd, we are not perusing this option further.
- Typical (mid) Floor Plan and Top Floor Plan were showed to the Committee. The upper floors are rectangular in shape. Parking is on ramp.
- Funding - We have identified \$9,500,000 in the CIP for the Midtown East Parking Garage, by the bond proceeds. In the Midtown West Garage the only funding is \$1,300,000. It was labeled in the CIP and identified as subject to reimbursement by the County for the design phase. Under the MOU, the County will contribute \$25,000 per stall for 275 stalls, which is \$6,875,000. The total contribution from the City CIP and MOU sum to \$8,175,000. The current Cost Plan for the Midtown West Garage is \$13,500,000 therefore we have a difference of \$5,325,000. The possible additional funding – subject to Agency approval are the proceeds of sale of RDA's property to the County, which can give us about \$1,700,000. However, we will still be short \$3,625,000.
- Mr. Alex Gallego –The negotiation with the City (Tom Wilson) was that the City would design and build the garage and the County will contribute \$25,000 per stall for 275 addition stalls. At the time of the negotiation the talk was for one garage and not two. After benchmarking other parking garages in the area, the County felt that \$25,000 per stall was very reasonable. The cost to the County was really only the construction cost since the garage for the library was already being planned. They have not gone back to the County Board since the change of cost shown in the Cost Plan. The next Board meeting is in September 2005.
- Mark Rogge – The MOU wording states that the County would pay costs not to exceed \$25,000 per stall. It is only the actual cost up to a cap that the County would pay. The MOU was approval by Council. The DDA is in negotiation and the DDA is scheduled to go to Council in September.
- Alex Gallego - The \$25,000 is for construction only. Greg Armendariz – As I understand, the MOU stated the \$25,000 is for the total cost. \$25,000 is not to exceed per stall but it is inclusive of construction and soft costs. Alex Gallego said that the \$25,000 calculated for addition parking spaces in one garage. Geoff Adams – If all spaces were all in one garage, instead of the 4 level garage we would need to add 4 levels to one. The unit cost would be less expensive because some base cost is for all the site work, excavation, and foundation.

- Mayor Esteves – My understanding is that adding more floor is more expensive, that is the reason why we decided on to go with the banquet hall. Geoff Adams – The difference is the occupancy load that is double the load of a parking deck. However, even if unit cost may go down, it would not be much different.
- Mark Rogge – The County was aware that the Council had already approval the EIR and Concept Plan for the library in January 2005. The Building Program at one time, two years ago, looked at a single structure garage. An eight level garage would completely overwhelm the library.
- Mayor Esteves – Would it be cheaper for one building then two building? Geoff Adams – The cost per stall could be somewhat less expensive but not be nearly the difference of what we are talking about between \$25,000 - \$40,000. Chong Partners can look into the cost for a single structure garage.
- The County will be using the Parking from regular business hours (8a.m. to 5p.m) the City will have access to the parking evenings, weekends, and holidays.
- Mayor Esteves – On the West Garage, who is paying for the lot? Mark Rogge – The RDA purchased the lot at \$2 million. Mayor Esteves – Why are we selling the other lot for \$1.7 million while the lot for the West Garage is \$2 million and they are about the same size? Mark Rogge – The sale based on the agreed values in the DDA for the area. Greg Armendariz – The area of the other lot is less for the County Medical facility then the parking garage area. Mayor Esteves – I don't think we are appraising our properties correctly. Mayor Esteves asked staff to look in the matter.
- Mark Rogge - We recognized the gap in the funding for the West Garage and are looking into option that can close the gap. One of the options is to not include retail spaces and having the minimum requirements, which is 275 spaces. This brings the cost down to \$11 million, which is a difference of \$2.5 million. However, retail has potential revenue generation of \$50,000 per year at \$1.20/sf/mo. Another option is having the County build the garage themselves or for the City to sell the parcel to the County to build the garage themselves. The City contribution to the County would be the value of the property in the agreement that the County would keep it as a public garage after hours.
- A layout of the Ground Floor Plan without retail space was presented to the subcommittee. Without the retail space, additional parking spaces can be added to the ground floor. On the top floor it will stop short when reaching the 275 spaces.

c. East Parking Garage Update

- On the East Garage we are looking at a four level garage with express ramp and 291 parking spaces. The recommended base plan is the 90 degrees parking. Chong Partners have been working closely with Group 4 with entry to the library from the garage, the book drop, and reworking the restrooms. This has been coordinated within their current design. A 10 feet setback will allow a naturally ventilated garage. If it is less then 10 feet, it will have to be covered by fire shutter that are very expensive.
- An Alternate Plan is to have Angled Parking with one-way aisles. The space will be easier to get into and out of and since it is one-way it is very clear to the customers. However, you don't have an option of what lane to go out. The downside of the angled parking plan is you lose 15 parking spaces.
- Staff did a benchmark comparison with the Mountain View garage that just bid. It is difficult and unfair comparison. The Mountain View garage has 407 spaces

and 14,000 square feet for retail. Their total budget project cost is \$17.4 million. Mountain View had delayed their bids because of information that they would not receive more than one bid. After delaying the bid, only 2 bids out of 6 pre-qualify bidders. Lack of competition is one major factor in cost. There is uncertain steel, concrete, and other material cost rises. Contractors are having a lack of ability to lock in prices. Many contractors are busy; therefore they are picking and choosing projects. The Mountain View project had advantages and disadvantages. They have a larger project, larger site which gives them a better economy scale and cost spread. But, they also have a very fancy exterior that is an office building. The first floor is 20' high and has 14,00 square feet of retail and more site work.

- Staff is looking for recommendations from the subcommittee. Staff would like to bring to Council the following items recommended by the subcommittee: approve the Concept Plan and a Cost Plan of \$12.5 Million for the Midtown East Garage; and direct staff to bring an appropriation of \$3.0 million from the TOT reserve or other funding source for consideration for the Midtown East Garage; approve the Concept Plan and a Cost Plan of \$13.5 Million for the Midtown West Garage; and direct staff to bring funding options to the City Council.
- Mayor Esteves would like to see a few more comparison that the County received. Greg Armendariz said that we could get more benchmarks however we are running short on time. The County is moving forward with the Health Center design and wants to award the construction contract at this time next year. We need a decision by the upcoming Council meeting to stay on schedule.
- Mark Rogge there is a benefit of having to put out the bid for the West and East Parking Garages at the same time.
- Mayor Esteves is concerned that the garages process will affect the library. Therefore, he recommended that the same presentation done at the tonight's subcommittee be presented at the next City Council meeting. However, Mayor Esteves would still like to see the benchmark that the County received.
- Motion: To present to the City Council the same presentation from tonight's subcommittee meeting.

d. Property Acquisition & Library Related Project

- We have relocated all the tenants except for one, Milpitas Transmission. On July 1st, the City Attorney filed an Eminent Domain Lawsuit. The Judge ordered that the properties are to turn over to the City. The order for vacant property is 30 days. However, if it is occupied, the tenant has 90 days to vacate the property. The biggest unknown is what it will take to clear for haz-mat. We wouldn't know until the property is turned over to us.
- The CEQA mitigation for the Blacksmith Shop Timeline is: August 8, the property is turned over to us to clear the site for haz-mat evaluation. There are some historic boards on site that we need to locate and remove for restoring. August 16, the City Council authorizes RFP for sale and relocation of the Blacksmith shop.
- The Transmission shop currently has a tenant; therefore we will have to wait until October 10 to occupy the building. Haz-mat evaluation will not begin until October 5-10 and City Council can authorize bidding for building demo around November 2005.
- Property Acquisition, Haz-mat abatement, site preparation and garage projects

design schedule was presented to the subcommittee. Mark Rogge stated the schedule could change, it demands on what we find on the properties. The timeline is very tight and could affect beginning of construction.

9. Other Business:

- None

10. Set Next Meeting Date:

- The next meeting day is scheduled for Tuesday, August 23, 2005 at 6:00 p.m. at the Committee Meeting Room – City Hall

11. Adjournment:

- Meeting adjourned at 7:15 PM